

**AMENDED
REDEVELOPMENT PLAN
FOR THE
CITY OF SANTA BARBARA
CENTRAL CITY REDEVELOPMENT PROJECT AREA**

SANTA BARBARA, CALIFORNIA
6-6-2006

CITY COUNCIL OF THE CITY OF SANTA BARBARA

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REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA

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Redevelopment Plan Adopted: November 14, 1972, by Ordinance 3566

First Amended Redevelopment Plan Adopted: August 30, 1977, by Ordinance 3923

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* * * TABLE OF CONTENTS * * *

<u>PART ONE - TEXT</u>	<u>Page Number</u>
I. (SEC. 100) INTRODUCTION	1
(SEC. 101) Development Approval by City	1
II. (SEC. 200) GENERAL DEFINITIONS	1 - 2
III. (SEC. 300) PROJECT AREA BOUNDARIES	2 - 4
IV. (SEC. 400) REDEVELOPMENT ACTIVITY	4 - 10
A. (SEC. 401) Property Acquisition	4
B. (SEC. 406) Owner Participation and Reasonable Preference for Persons in Business	5
C. (SEC. 407) Cooperation with Public Bodies	5
D. (SEC. 408) Property Management	5
E. (SEC. 409) Relocation of Displaced Persons	6 - 7
F. (SEC. 413) Demolition, Clearance, Public Improvements & Site Preparation	7
G. (SEC. 417) Rehabilitation and Moving of Structures by the Agency	8
H. (SEC. 418) Low-Income Housing	8 - 9
I. (SEC. 419) Property Disposition and Development	9 - 10
J. (SEC. 424) Conformity with General Plan	10
K. (SEC. 425) Relationship to Preliminary Plan	10
L. (SEC. 426) Citizens Advisory Task Forces	10
V. (SEC. 500) LAND USES AND CONTROLS FOR REDEVELOPMENT ACTIVITIES	10 - 17
A. (SEC. 501) Land Use Controls	10
B. (SEC. 502) Activities Permitted	11
C. (SEC. 503) Intent and Purpose	11
D. (SEC. 504) Land Use Plan and Boundary Map	12
E. (SEC. 505) Land Use Designations	12
F. (SEC. 506) Other Minor Street Modifications	14
G. (SEC. 507) Land Use Standards, Regulations and Restrictions	15 - 18

* * * TABLE OF CONTENTS * * *

VI. (SEC. 600) METHODS FOR FINANCING THE PROJECT	19 - 20
A. (SEC. 601) General Description of the Proposed Financing Methods	19
B. (SEC. 602) Tax Allocation Financing	19
VII. (SEC. 700) ACTIONS BY THE CITY	20
VIII. (SEC. 800) ENFORCEMENT	21
IX. (SEC. 900) DURATION OF THIS PLAN	21
X. (SEC. 1000) AMENDMENTS	22
XI. (SEC. 1100) SEVERABILITY	22
 <u>PART TWO - LAND USE PLAN AND BOUNDARY MAP</u>	
EXHIBIT 1 - BOUNDARY MAP	
EXHIBIT 2 - LAND USE DESIGNATIONS	
EXHIBIT 3 - PUBLIC USES, STREET LAYOUT AND OPEN SPACES	

AMENDED REDEVELOPMENT PLAN

FOR THE

SANTA BARBARA

CENTRAL CITY REDEVELOPMENT PROJECT

PART ONE

TEXT

I. (SEC. 100) INTRODUCTION

The First Amended Redevelopment Plan for the Santa Barbara Central City Redevelopment Project consists of Part One - TEXT, and Part Two - LAND USE PLAN AND BOUNDARY MAP. It contains the Redevelopment Plan for the Santa Barbara Central City Redevelopment Project as adopted by Ordinance No. 3566 of the Council of the City of Santa Barbara, as amended by its Ordinance Nos. 3923, 4438, 4894, 5085, 5089, 5314, 5363, and 5388. This Redevelopment Plan has been prepared by the Redevelopment Agency of the City of Santa Barbara, California, pursuant to the Community Redevelopment Law of the State of California (Section 33000 et seq. California Health and Safety Code), the California Constitution, and all applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not, as the same may be amended from time to time, and the Agency shall have all powers and authority granted to Redevelopment Agencies thereunder, unless specifically restricted by this Plan.

In order that this Project may qualify for Federal financial assistance, if such financial assistance is available, this Redevelopment Plan also functions as an Urban Renewal Plan under Federal law.

(SEC. 101) DEVELOPMENT APPROVAL BY CITY

After approval of an activity by the City Council, as provided for in this Plan, said activity must receive such reviews, approvals and permits from City boards, committees, and commissions as would otherwise be required for such an activity.

II. (SEC. 200) GENERAL DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

- A. "Plan" means the Redevelopment Plan for the Santa Barbara Central City Redevelopment Project, Parts One and Two, and all amendments thereto.
- B. "Text" means the Redevelopment Plan for the Central City Redevelopment Project, Part One - TEXT.

AMENDED REDEVELOPMENT PLAN

PART ONE

- C. "Project" means Santa Barbara Central City Redevelopment Project.
- D. "Project Area" means the area included within the boundaries of the Central City Redevelopment Project.
- E. "Agency" means the Redevelopment Agency of the City of Santa Barbara, California.
- F. "Planning Commission" means the Planning Commission of the City of Santa Barbara, California.
- G. "City" means the City of Santa Barbara, California.
- H. "County" means the County of Santa Barbara, California.
- I. "State" means the State of California.
- J. "Person" means any individual or public or private entity.
- K. "Redevelopment Law" means the Community Redevelopment Law of the State of California, as set forth in the Health and Safety Code, together with any subsequent amendments.
- L. "CCRP" means the Santa Barbara Central City Redevelopment Project.
- M. "Activities" means the individual undertakings for implementation of redevelopment in the Central City Redevelopment Project (sometimes referred to as project components or project elements) and is used to avoid confusion with the term Project, which refers to the CCRP as a whole. Examples of possible "activities" are low-income housing, downtown people mover and expansion and rehabilitation of retail and commercial facilities. "Activity" does not include data gathering or other planning functions.

III. (SEC. 300) PROJECT AREA BOUNDARIES

The boundaries of the Project Area are shown on the CCRP Boundary Map attached hereto as Exhibit 1 of Part Two of this Plan. A legal description of the boundaries of the Project Area is as follows:

(All references to street lines are as of November 14, 1972.)

That portion of the City of Santa Barbara, County of Santa Barbara, State of California described as follows:

AMENDED REDEVELOPMENT PLAN

PART ONE

Parcel 1:

Beginning at the intersection of the northwesterly line of Victoria Street, as now established, with the northeasterly line of Santa Barbara Street, as now established; thence southwesterly along the northwesterly line of said Victoria Street to the northeasterly line of U. S. Highway 101, as now established; thence southeasterly along said northeasterly line of U. S. Highway 101 to the southwesterly line of Castillo Street, as now established; thence southeasterly along said southwesterly line of Castillo Street to the southeasterly line of Cabrillo Boulevard, as now established; and thence northeasterly along said southeasterly line of Cabrillo Boulevard to the northeasterly line of Santa Barbara Street, as now established; and thence northwesterly along the northeasterly line of Santa Barbara Street, as now established, to the point beginning.

Parcel 2:

The entirety of Stearns Wharf, including that portion extending beyond the mean high tide line commencing at a survey marker tagged R. E. 7704 at the intersection of the northwesterly boundary line of Cabrillo Boulevard with the northeasterly boundary line of State Street at a point distant along said northeasterly line, south 48°30'00" east 419. 49 feet from the most westerly corner of City Block No. 322 as shown on the official map of said city; thence south 42°17'10" east 185.50 feet to the point of beginning; thence south 51°33'45" east 1,088.00 feet; thence north 64°48'10" east 102.00 feet; thence north 24°19'30" west 280.00 feet; thence north 64°16'00" east 40. 50 feet; thence south 24°19'30" east 804.70 feet; thence south 1°47'20" west 336. 33 feet; (This being the most seaward point of Stearns Wharf) thence north 88°21'00" west 77.09 feet; thence north 2°04'40" east 212.94 feet; thence north 25°09'20" west 100.00 feet; thence south 64°50'40" west 4.00 feet; thence north 25°09'20" west 100.00 feet; thence north 64°50'40" east 7.00 feet; thence north 25°09'20" west 261.91 feet; thence north 78°09'50" west 64.27 feet; thence south 38°00'00" west 3. 70 feet; thence north 52°00'00" west 222. 25 feet; thence south 38°00'00" west 5. 00 feet; thence north 52°00'00" west 205. 50 feet; thence north 39°15'00" east 51.82 feet; thence north 51°33'45" west 733.45 feet; thence north 38°26'15" east 37.64 feet to the point of beginning.

Parcel 3:

Beginning at a point on the westerly edge of Stearns Wharf at the foot thereof (said point being south 38°26'15" west 37.64 feet and south 42°17'10" east 185.50 feet of a survey marker tagged R.E. 7704 at the intersection of the northwesterly boundary line of Cabrillo Boulevard with the northeasterly boundary line of State Street at a point distant along said northeasterly line, south 48°30'00" east 419. 49 feet from the most westerly corner of the City Block No. 322 as shown on the official map of Santa Barbara, California.); thence northeasterly along the foot of Stearns Wharf to the easterly edge thereof; thence along the northwesterly prolongation of said easterly edge of Stearns Wharf, northwesterly to the southeasterly line of Cabrillo Boulevard; thence southwesterly along said southeasterly line of Cabrillo Boulevard to its intersection with the southeasterly

AMENDED REDEVELOPMENT PLAN

PART ONE

prolongation of the southwesterly line of Castillo Street; thence along said southeasterly prolongation of Castillo Street, also being the southwesterly terminus of Cabrillo Boulevard and the northeasterly terminus of Shoreline Drive, northwesterly to the northwesterly line of Shoreline Drive, as now established; thence along said northwesterly line of Shoreline Drive southwesterly to its intersection with a line which is parallel with and southwesterly 610 feet, measured at right angles to, from that line shown as "Breakwater North 48°28'30" West" on a map numbered C-8-391 on file in the office of the City Engineer of the City of Santa Barbara; thence southeasterly along said parallel line to the mean high tide line of Pacific Ocean; thence along said mean high tide line easterly to the southerly edge of the Santa Barbara breakwater; thence along the southerly edge of the breakwater easterly to the seaward end thereof; thence upon a straight line from the seaward end of the breakwater to the seaward end of Stearns Wharf; thence northerly along the westerly edge of Stearns Wharf to the mean high tide line and the point of beginning.

Parcel 4:

Beginning at the intersection (existing August 15, 1972) of the northeasterly right-of-way line of Santa Barbara Street with the northwesterly right-of-way line of U. S. Highway 101; thence southeasterly along the northeasterly right-of-way line of Santa Barbara Street to the northwesterly right-of-way line (existing August 15, 1972) of Cabrillo Boulevard; thence easterly along said northwesterly and northerly right-of-way line of Cabrillo Boulevard to the southwesterly right-of-way line of Milpas Street (existing August 15, 1972); thence northwesterly along said existing southwesterly line of Milpas Street to the aforesaid existing northerly line of U. S. Highway 101; thence westerly and southwesterly along said existing northerly and northwesterly right-of-way line of U. S. Highway 101 to the point of beginning.

IV. (SEC. 400) REDEVELOPMENT ACTIVITY

A. (SEC. 401) PROPERTY ACQUISITION

1. (SEC. 402) Real Property to be Acquired

Any or all real property located in the Project Area may be acquired by the Agency, by gift, devise, exchange, purchase, lease, condemnation, or any other lawful method, but the Agency is not required to acquire any such property. The Agency may also acquire real property outside the Project Area as authorized by law. It is in the public interest and necessary, in order to eliminate the conditions requiring redevelopment and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire real property within parts of the Project Area approved by the City Council for execution of activities from time to time. The commencement of eminent domain proceedings to acquire property within the Project Area shall not occur after August 30, 2007.

AMENDED REDEVELOPMENT PLAN

PART ONE

2. (SEC. 403) Hardship Acquisition

The Agency may, in its discretion and with concurrence of the City Council, acquire real property, as authorized by law to mitigate hardship problems.

3. (SEC. 404) Approval by City Council

Presently, it is expected that redevelopment of the Project Area will be accomplished by execution of a number of individual redevelopment activities during the life of the Plan. Prior to execution of any specific redevelopment activity by the Agency, the City Council must approve the geographic area, a site plan or other conceptual plan and the estimated cost to the Agency for the activity. The Agency is not authorized to acquire real property, except for execution of an activity so approved by the City Council. Once the City Council has approved execution of an activity, the Agency may acquire, by eminent domain or otherwise, such property as is necessary for execution of the activity within the geographic area so approved.

4. (SEC. 405) Acquisition of Personal Property

Generally, personal property will not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property by any lawful means.

B. (SEC. 406) OWNER PARTICIPATION AND REASONABLE PREFERENCE FOR PERSONS IN BUSINESS

Whenever feasible, persons who are owners of real property in Project Area shall be given the opportunity, pursuant to the Rules promulgated by the Agency, to participate in redevelopment by retaining all or a portion of their property, or by acquiring adjacent or other property from the Agency or others through purchase or exchange. Such participation in each case is contingent upon the execution by the owners of a binding agreement by which the property retained or acquired will be developed in conformity with the Plan and will be subject to the provisions thereof.

The Agency shall also extend reasonable preference to persons who are engaged in business which includes business, institutional, non-profit and public activities in the Project Area, to re-enter in business within the Area if they otherwise meet the requirements prescribed by the Plan and the Rules.

The Agency has adopted by Resolution certain basic Rules and Regulations pertaining to Owner Participation and reasonable preference for tenants. These Rules and Regulations and subsequent changes are subject to approval by City Council and will be on file in the Agency offices and are available to the public.

The Agency will provide at its offices for the issuance and maintenance with all current changes thereto, a Relocation Plan, a Land Acquisition Policy, and a Summary of Procedures to be used in these matters for the use of the public desiring such information.

AMENDED REDEVELOPMENT PLAN

PART ONE

C. (SEC. 407) COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by State Law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and highest public good. The Agency may in any year during which it owns property in the Redevelopment Project pay directly to any city, county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

The Agency may also pay to any taxing agency with territory located within a project area, other than the City of Santa Barbara, any amounts of money which in the Agency's determination is appropriate to alleviate any financial burden or detriment caused to any taxing agency by the Project.

If the Agency does not make such payments, the City Council may order the Agency to do so, but the Agency shall not be required to make any payment that will jeopardize repayment of any outstanding debt.

D. (SEC. 408) PROPERTY MANAGEMENT

During such time as property in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. The Agency may rent, maintain, manage, operate and clear such property pending its disposition for redevelopment.

E. (SEC. 409) RELOCATION OF DISPLACED PERSONS

1. (SEC. 410) Relocation Plan

All relocation procedures employed by the Redevelopment Agency shall be in compliance with all applicable State laws and regulations covering such relocation and the Relocation Plan of the Agency.

The Agency will establish one or more Relocation Offices in the Project Area, staffed by the Agency personnel, wherein available housing and business locations for potential displacees will be made available to said displacees.

If insufficient housing units are available in the community for low and moderate-income persons and families to be displaced from the Project Area, sufficient land will be made available for suitable housing for rental or purchase by low- and moderate-income persons and families. If insufficient suitable housing units are available in the community for use by such persons and families of low and moderate income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause

AMENDED REDEVELOPMENT PLAN

PART ONE

the development, rehabilitation or construction of housing units within the community, both inside and outside the Redevelopment Project Area.

The Agency is authorized to acquire land, donate land, improve sites, or construct or rehabilitate structures inside or outside the Project Area in order to provide housing for persons and families of low or moderate income, and very low-income households, and may provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the community.

No persons or families of low or moderate income shall be displaced from their dwellings by the Agency until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the need of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. Permanent housing facilities shall be made available within three years from the time the occupants are displaced and pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

2. (SEC. 411) Assistance in Finding Other Location

The Agency shall assist all displaced persons (including families, business concerns, community non-profit organizations, and others) in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons displaced from their homes, individuals and families shall be assisted in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs.

3. (SEC. 412) Relocation Payments

The Agency shall make relocation payments to displaced persons (including families, business concerns, and others) for moving expenses and direct losses of personal property and any other benefits adopted by the Agency for which reimbursement or compensation is not otherwise made. Such relocation payments shall be made as required by California law and in accordance with the Relocation Plan of the Agency.

F. (SEC. 413) DEMOLITION, CLEARANCE. PUBLIC IMPROVEMENTS AND SITE PREPARATION

1. (SEC. 414) Demolition and Clearance

The Agency is authorized to clear buildings or relocate structures and other improvements from any real property in the Project Area as necessary to carry out the purpose of this Plan.

AMENDED REDEVELOPMENT PLAN

PART ONE

2. (SEC. 415) Public Improvements

The Agency is authorized to cause, provide, or undertake, or to make provision with any person or public entity for the installation or construction of such public improvements and public utilities including placing said utilities underground either within or without the Project Area as are necessary to carry out this Plan. Such public improvements include, but are not limited to, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, street trees, electrical distribution systems, communications systems, natural gas distribution systems, water distribution systems, fire hydrants, parks and playgrounds and public buildings.

3. (SEC. 416) Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as a building site any real property owned or acquired by the Agency.

G. (SEC. 417) REHABILITATION AND MOVING OF STRUCTURES BY THE AGENCY

The Agency is authorized to rehabilitate any building or structure owned or acquired by the Agency. The Agency is also authorized to advise, encourage and assist in the rehabilitation of property in the Project Area not owned by the Agency. The Agency is authorized to relocate or cause to be moved any structure or building from any land it acquires.

H. (SEC. 418) LOW-INCOME HOUSING

Any taxes which are allocated to the Agency pursuant to Section 33670 may be used by the Agency for the purposes of increasing up to the number authorized by the voters of the City of Santa Barbara and improving the community's supply of housing for persons and families of low or moderate income, as defined in Section 41056 of the Health and Safety Code, and very low- income households, as defined in Section 41067 of the Health and Safety Code.

In carrying out the purpose of this section, the Agency may exercise any or all of its powers, including the following:

1. Acquire land or building sites;
2. Improve land or building sites with onsite or offsite improvements;
3. Donate land to private or public persons or entities;
4. Construct buildings or structures;
5. Acquire buildings or structures;

AMENDED REDEVELOPMENT PLAN

PART ONE

6. Rehabilitate buildings or structures;
7. Provide subsidies to or for the benefit of persons or families of very low, low, or moderate income; and
8. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness, or pay financing or carrying charges.

The Agency may use these funds inside or outside the Project Area. The Agency may only use these funds outside the Project Area upon a resolution of the Agency and the City Council that such use will be of benefit to the Project. Such determination by the Agency and the City Council shall be final and conclusive as to the issue of benefit to the Project Area. The provision of replacement housing pursuant to Section 33413 is always of benefit to the Project.

Expenditures or obligations incurred by the Agency pursuant to this section shall constitute an indebtedness of the Project.

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of the Project, the Agency shall prior to or within four years after such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units at affordable rents within the Project Area or within the territorial jurisdiction of the Agency.

I. (SEC. 419) PROPERTY DISPOSITION AND DEVELOPMENT

1. (SEC. 420) Real Property Disposition and Development
 - a. (SEC. 421) General

For the purpose of this Plan, subject to City Council approval, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding.

Real Property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in the Plan except as otherwise permitted by law. Real property may be conveyed by the Agency to the City or any other public body without charge.

AMENDED REDEVELOPMENT PLAN

PART ONE

To the extent now or hereafter permitted by law, the Agency may pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public body or entity.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes, to insure continued use of property developed for low- or moderate-income housing for such purpose, and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

Before any property acquired by the Agency is sold or leased for development pursuant to the Plan, such sale or lease must be approved by the City Council after public hearing.

b. (SEC. 422) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, conditions or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary or convenient to carry out this Plan.

2. (SEC. 423) Personal Property Disposition

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property.

J. (SEC. 424) CONFORMITY WITH GENERAL PLAN

This plan is in conformity with the General Plan of the City of Santa Barbara insofar as said Plan applies to the Project Area.

AMENDED REDEVELOPMENT PLAN

PART ONE

Should any variances develop between the Redevelopment Plan and the General Plan, they shall be resolved so as to be non-existent.

K. (SEC. 425) RELATIONSHIP TO PRELIMINARY PLAN

This Plan is based upon and carries out principles of the Preliminary Plan heretofore approved and adopted by the Planning Commission of the City of Santa Barbara.

L. (SEC. 426) CITIZENS ADVISORY TASK FORCES

For the purpose of public input, the Agency shall consider the formation of and may appoint Citizen Advisory Task Forces for each proposed activity area with approval of City Council.

V. (SEC. 500) LAND USES AND CONTROLS FOR REDEVELOPMENT ACTIVITIES

A. (SEC. 501) LAND USE CONTROLS

The land use controls contained herein shall apply only to activities of the Agency such as those involving direct development by the Agency, Agency financial assistance, owner participation agreements or private development of real property purchased or leased from the Agency. These controls are in addition to those otherwise imposed by the City. Private development or redevelopment within the Project Area that is not a part of an Agency activity is not subject to the land use controls in this Plan.

B. (SEC. 502) ACTIVITIES PERMITTED

Any redevelopment activity is permitted under this plan if said activity conforms to the General Plan of the City, as it exists at the time the Council approves the activity.

C. (SEC. 503) INTENT AND PURPOSE

It is the intent and purpose of the City and the Agency, in adopting the Land Use Plan and the accompanying standards, controls and regulations:

- (1) to encourage harmonious environmentally compatible and economically efficient land uses throughout the Project Area, thereby achieving functional, economic and visual order;
- (2) to coordinate such land uses and the accompanying standards, controls and regulations with existing City controls and review processes; and

AMENDED REDEVELOPMENT PLAN

PART ONE

- (3) to create an economically viable central core that offers an attractive and pleasant environment.

The land use designators and their accompanying standards, controls and regulations are also intended to provide developers and redevelopers with a wide range of opportunity for variety, flexibility and creativity within the historical traditions and scale of the City of Santa Barbara.

It is further intended to coordinate the transportation and circulation needs of the Project Area with those of the City and the region to assure continuity, safety, and availability of service for all modes of transportation -- public and private -- intended to provide for efficient service, but in the process, not allow the automobile and other internal combustion-driven vehicles to dominate the area. Implementation of a "people mover" to assist circulation within the Project Area may assist in accomplishing this purpose.

Within the established boundaries of the CCRP Area are situated many places, facilities and land uses of major significance to the past, present and future life of the City and its people. The Central Business District, the Historic Area -- including the site of the original Spanish Presidio, the Harbor, Ocean, Beach, recreation places, civic centers -- including the City Hall and County Courthouse, permanent housing for a wide spectrum of income levels and guest housing accommodations for the many people who visit the city are all located within the Project boundaries. As such, it is the intent of this Redevelopment Plan and of the several redevelopment and rehabilitation activities herein anticipated, to plan, design and execute such activities so that the area's future will be a reflection of its rich history with a full and complete respect for the vital economic and service role which the area performs for the entire City and South Coast Region of Santa Barbara County.

D. (SEC. 504) LAND USE PLAN AND BOUNDARY MAP

The CCRP Land Use Plan Map, attached hereto as Exhibit 2 of Part Two, delineates the general locations of the several existing uses and proposed reuses. The CCRP Land Use Plan attached hereto as Exhibit 3 of Part Two, delineates generally the location and purpose of existing and tentative public uses, the street layout and the principal open spaces.

Where expansion of public uses or open spaces is tentatively anticipated, such tentative expansion is shown in general terms, with dashed lines.

Other, smaller open spaces should be realized through the redevelopment process as public and private redevelopers execute individual activities in accordance with this Redevelopment Plan.

The Public Street Layout shown on Exhibits 2 and 3 of Part Two, herewith attached, are the present street system. Some realignment and geometric modification is anticipated resulting from construction of the Transportation Corridor and certain redevelopment activities described herein.

AMENDED REDEVELOPMENT PLAN

PART ONE

E. (SEC. 505) LAND USE DESIGNATIONS

The Land Use Plan consists of this text and of the map exhibits attached hereto in Part Two. (See Exhibit 2, Land Use Plan - Land Use Designations; and Exhibit 3, Land Use Plan - Public Uses, Street Layout and Open Spaces.)

Redevelopment activities may include any activity permitted by the General Plan of the City, and within the several geographic areas of the CCRP, include but are not limited to the following:

LAND USE DESIGNATOR 1. BUSINESS, CIVIC AND HISTORIC CENTER

Land Use Designator 1 is divided into two areas, 1a and 1b. In the area designated 1a, planning presently calls for emphasis on expansion of retail and other commercial facilities through new construction and rehabilitation of existing structures and facilities. In the area designated 1b, planning presently contemplates emphasis on rehabilitation of existing structures and facilities, pursuant to rehabilitation standards to be developed by the Agency and the City, but new development, such as an auto center near the freeway, may also occur. Agency activities may involve encouragement of and participation in redevelopment of this area in accordance with the purposes of this Plan.

LAND USE DESIGNATOR 2. TOURIST RELATED COMMERCIAL

This area is developed primarily as commercial uses oriented to tourists. The Agency may encourage, assist, and participate in redevelopment for such uses as well as appropriate public, public-oriented and transportation uses.

LAND USE DESIGNATOR 3. RESIDENTIAL AND RELATED FACILITIES

Designator 3 is developed primarily as a residential area. Within this Designator, planning presently calls for rehabilitation and some new development of low- and moderate-income housing along with related public, transportation and commercial facilities. It is foreseeable that the new construction may occur, in part, outside the Project Area. This redevelopment will require substantial Agency participation.

LAND USE DESIGNATOR 4. TOURIST RELATED COMMERCIAL AND RESIDENTIAL AND RELATED FACILITIES

Within Land Use Designator 4, Agency activities may include assisting and participating in development of new residences for rental or sale, compatible commercial and business facilities, and tourist related, transportation and public-oriented facilities.

LAND USE DESIGNATOR 5. OCEAN-ORIENTED AND OTHER LIGHT INDUSTRY

This area near the new City waste water treatment facility is planned for development to uses compatible with the facility. Agency activity in Designator 5, will include encouraging, assisting and participating in new industrial and commercial

AMENDED REDEVELOPMENT PLAN

PART ONE

development, related public improvements and transportation facilities. The Agency will encourage industrial development oriented to the ocean to the extent possible in the context of market conditions.

LAND USE DESIGNATOR 6. PUBLIC FACILITIES -- LARGE LAND AREA USES

a. Transportation Corridor

The Transportation Corridor is a cooperative project between the California Department of Transportation and the City to complete the U.S. 101 Freeway in the Crosstown segment, to relocate the main line tracks of the Southern Pacific Railroad throughout the southern part of the CCRP area, to provide substantial landscaped separation between the travelways of the freeway and the railroad tracks and between the travelways of the freeway, the railroad track and abutting public and private property (see Land Use Designator 6-A).

Designator 6-A includes a proposed Transportation Center, consisting of travel agencies, bus, rail, taxi and airport shuttle terminal facilities, bicycle and automobile rental and other transportation related uses located in the southerly portion of the Corridor in the vicinity of Lower State Street.

The geometrics and precise engineering detail of the Corridor will be the subject of a legal agreement between the City and the State Department of Transportation. Certain streets will cross under the Corridor, in grade separated structures. Tentatively, they include Milpas Street, Salsipuedes Street, Garden Street - with a connection to Laguna Street north of the Corridor - Anacapa Street - with a connection to Santa Barbara Street north of the Corridor - State Street, Castillo Street and Carrillo Street. Full, four-way interchanges with the freeway and local streets are tentatively being proposed at the following streets: Milpas, Garden/Laguna, Castillo/Haley and Carrillo.

As presently designed, Chapala Street will not cross the Corridor and may be rerouted to De La Vina in the vicinity of De La Guerra Street. If such rerouting is not found to be necessary or desirable, Chapala Street will terminate, on the south, at Haley Street.

Gutierrez Street is tentatively proposed to be vacated west of State Street within the Project Area.

b. Public Parks, Recreation Facilities, Open Spaces and other Public-Oriented Uses

Exhibit 3, of Part Two, delineates the location and purpose of the principal public uses and major open spaces anticipated to be situated within the CCRP boundaries.

Proposed uses in Land Use Designator 6-B, Exhibit 2, include park and recreation facilities, public-oriented facilities, and other facilities for service, use, benefit

AMENDED REDEVELOPMENT PLAN

PART ONE

and enjoyment for residents and visitors. It is proposed that Palm Park could be expanded to the north, but the precise area of expansion is not yet determined.

c. Harbor/Wharf and Related Commercial and Recreational Facilities

Land Use Designator 6-C includes the Harbor and its related public and private facilities. It further includes Stearns Wharf where a major wharf rehabilitation project is proposed which will include the development of new commercial, educational and recreational facilities.

In any sector of the Project Area the City or Agency may develop or assist development of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic and charitable institutions, and facilities of other similar associations or organizations. All such uses shall conform to the General Plan of the City.

F. (SEC. 506) OTHER MINOR STREET MODIFICATIONS

Minor modifications to some local streets are tentatively proposed in the Project Area to eliminate through vehicular movements and to improve the quality of the environment. Precise designs and locations are subject to detailed engineering.

G. (SEC. 507) LAND USE STANDARDS, REGULATIONS AND RESTRICTIONS

1. General Controls and Limitations

a. All activities of the Agency shall be carried out:

- (1) in compliance with applicable portions of the City's General Plan, Zoning and Subdivision Ordinances, and all other applicable codes and ordinances of the City of Santa Barbara; and
- (2) in compliance with all Federal, State and local laws and with any approval necessary from any public agency; and
- (3) in conformance with the purpose and intent, the land uses permitted and the standards, regulations, restrictions, and other controls of this Plan, while the provisions of this Plan (except nondiscrimination) are in effect.

AMENDED REDEVELOPMENT PLAN

PART ONE

b. All deeds, leases or contracts for the sale, lease or sublease or other transfer of land in any undertaking of the Agency under this Plan shall contain the restriction that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the property.

c. No activity shall be approved which includes uses or structures which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas, structures and uses, and operations, manufacturing, processing or treatment of products which are noxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, wastes, noise, vibrations, disturbances or other similar causes to surrounding land uses.

2. Rehabilitation

Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation under an owner participation agreement should be repaired, altered, reconstructed or rehabilitated in accordance with City codes and ordinances, and should, at a minimum, meet the following requirements:

- a. should be decent, safe and sanitary in all physical respects; and
- b. should provide reasonable and adequate life-safety measures against the hazards of fire, earthquake, panic, flood and other possible disasters.

3. General Architectural Controls

For all Agency activities, development and redevelopment of property shall be appropriate and of good design in relation to other buildings, structures and property on the site and in the surrounding area, considering, in addition to other applicable standards, the following standards:

- a. Architecture should relate to, but not necessarily imitate Spanish California style, with a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
- b. Site plan should provide functional and attractive grouping of buildings and structures, leaving usable open landscaped areas of contrasting sizes. Site layout, orientation, and location of structures, buildings, and signs should be in an appropriate and well designated relationship to one another respecting open spaces and topography, definition of pedestrian and vehicular areas; i.e., sidewalks, as distinct from parking lot areas.

AMENDED REDEVELOPMENT PLAN

PART ONE

c. Overall building shapes, as well as parts of any structure (buildings, walls, screens, towers, or signs), should be in proportion to and in scale with other existing or permitted structures in the area.

d. Buildings (particularly residential buildings) should be oriented to take advantage of views, provide privacy, and, where feasible, use of solar heating in winter and shade glass areas in summer months should be encouraged.

e. Parking should be separated from outdoor pedestrian areas and kept peripheral as much as possible.

f. Mechanical and electrical equipment should be well coordinated in the total design concept.

g. Colors should be harmonious with other colors in the development and in the area.

h. The number of materials on the exterior face of buildings or structures should be limited.

i. Adequate landscaping in proportion to the Project and the site should be provided with due regard to preservation of specimen and landmark trees, selection of a size and type of planting which will be appropriate to the Project and will grow on the site, and adequate provision for maintenance of all planting.

j. Plans should incorporate good design and appropriateness of signs as well as their lighting, good design, location and appropriateness of all visible on-site utility services and good design and appropriateness of exterior site, structure, and building lighting.

k. Designs should provide for harmony of material, color, and composition of all sides of a structure of building and consistency and unity of composition and treatment of exterior elevations.

l. All utilities should be placed underground when physically and economically feasible and, in any event, when required by ordinance.

m. Use of energy and water saving devices will be encouraged.

4. Limitation on the Number, Height and Bulk of Buildings

In determining the number, height and bulk of buildings to be developed on any single property for an Agency activity, the following shall be considered:

a. The scale and relationship of buildings within a development and in the vicinity;

AMENDED REDEVELOPMENT PLAN

PART ONE

- b. Views and vistas from within a development and from adjacent property and streets;
- c. Vehicular traffic generating qualities of building uses proposed;
- d. Relationship to pedestrian and public open spaces on, near or between the buildings proposed;
- e. Quantity and quality of off-street parking and loading spaces; and
- f. The effects of size, height and location of such proposed buildings on the availability of light, air and privacy to other buildings within a development and to adjacent buildings and property.

5. Open Spaces and Landscaping

a. The major land areas to be devoted to landscaped open space are included on Exhibit 3 of Part Two of this Plan. In addition thereto all new public and private development, redevelopment and rehabilitation work involving an Agency activity shall be required to provide landscaping and landscaped open space in at least the same proportion and to similar standards as development and rehabilitation in other parts of the Project Area and the City developed or rehabilitated since 1965.

b. Approving officials and regulatory bodies shall review and approve all open space and landscaping plans prior to construction or rehabilitation to ensure an optimum use of living plant and other landscape materials which shall be consistent in quantity and quality with landscaped open spaces in the Project Area.

c. Any Agency activity involving major expansion of or new construction or rehabilitation in the City's Business, Civic and Historical Center including retail, office, cultural and auto centers, shall be required to provide landscaped open spaces, where appropriate and physically feasible, consistent and compatible with the existing El Paseo, City Hall - De La Guerra Plaza, County Courthouse and State Street Plaza developments. Such existing developments shall be the standard against which the City, the Agency and other appropriate regulatory bodies shall review such new development or rehabilitation within the Project Area.

d. Agency activity involving new hotels, motels, conference centers, Mercados and like tourist accommodations shall be required to provide substantial landscaped open spaces in conjunction with buildings.

e. As feasible, adequate landscaping and screening shall be provided to create a buffer between those areas designated for residential use and those areas designated for commercial or industrial uses in Agency activities. All outdoor storage of materials or equipment shall be enclosed or screened by walls, landscaping or other enclosure to the extent and in the manner required by the City or the Agency. In approving

AMENDED REDEVELOPMENT PLAN

PART ONE

the method of enclosing or screening the outdoor storage of materials or equipment, the City and the Agency shall consider the visual impact of such method as viewed from nearby multi-storied buildings as well as from adjacent ground views.

f. Existing contours should be utilized in the site plan to avoid costly and unsightly grading to minimize erosion control problems, to conserve top soil and to preserve existing trees and shrubs.

g. Lighting should be of low level (14 feet maximum height), glareless, attractively designed, with color near that of natural sunlight.

7. Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by the Plan for Agency activities. In order to permit such variation, the Agency must determine that:

a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls.

c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

d. Permitting a variation will not be contrary to the purposes and intent of the Plan.

No variation shall be granted which is not consistent with the General Plan of the City or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes and intent of the Plan. Any variations permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

VI. (SEC. 600) METHODS FOR FINANCING THE PROJECT

A. (SEC. 601) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHODS

The Agency is authorized to finance this Project with financial assistance from the City, State of California, Federal Government, property tax increments, interest income, Agency bonds, private loans or grants, or any other available source.

AMENDED REDEVELOPMENT PLAN

PART ONE

Loans for survey and planning and for the operating capital for nominal administration of this Project have been provided by the City. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities. Gas tax funds from the State of California and the County of Santa Barbara may be used for the street system. As available, Federal loans and grants will be used to finance portions of Project costs.

After approval by the City Council, the Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project, including housing.

After approval by the City Council, the Agency is authorized to obtain advances, borrow funds, pledge and encumber real and personal property, tax allocation funds and other revenue and create indebtedness in carrying out this Plan. The principal and interest on advances, funds, and indebtedness may be paid from tax allocations or any other funds available to the Agency from any lawful source, provided that no Agency loan, advance or indebtedness to be repaid from the allocation of taxes pursuant to Health and Safety Code Section 33670 shall be established or incurred by the Agency after January 1, 2004.

Notwithstanding the foregoing, there shall be no time limit on the establishment of loans, advances, and indebtedness from the Agency's Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's affordable housing obligations, as defined in paragraph (1) of subdivision (a) of Health & Safety Code Section 33333.8.

B. (SEC. 602) TAX ALLOCATION FINANCING

All taxes levied upon taxable property within the Santa Barbara Central City Redevelopment Project each year by or for the benefit of the State of California, County of Santa Barbara, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of said ordinance shall be used in

AMENDED REDEVELOPMENT PLAN PART ONE

determining the assessed valuation of the taxable property in the Project on said effective date); and

2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in paragraph (2) above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The total number of dollars of taxes which may be divided and allocated to the Agency pursuant to the above provisions of this Section 602 between the effective date of the December 16, 1986 Plan amendment (Ord. No. 4438) and the termination of the Plan pursuant to Section 900 shall not exceed the amount of \$431,130,000 unless this Section 602 is duly amended pursuant to the applicable provisions of the California Community Redevelopment Law.

Except as allowed by subdivisions (g) and (h) of California Health & Safety Code Section 33333.6, the Agency may pay indebtedness or receive property taxes pursuant to Health & Safety Code Section 33670 until August 30, 2025 (extended from August 20, 2024 as amended June 6, 2006), and the City of Santa Barbara Redevelopment Agency is hereby authorized to act with respect thereto during such extended period.

VII.(SEC. 700) ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the intent and purpose of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

AMENDED REDEVELOPMENT PLAN

PART ONE

A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modification of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.

B. Institution and completion of proceedings necessary for changes and improvements in publicly-owned utilities within or affecting the Project Area.

C. Revision of zoning within the Project Area to permit the land uses and development authorized by the General Plan and this Plan and to carry out the controls and restrictions of this Plan.

D. Performance of the above, and all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

E. The undertaking and completing of any other proceedings necessary to carry out the Project.

VIII. (SEC. 800) ENFORCEMENT

The administrative enforcement of the Plan or other documents formulated pursuant to this Plan shall be performed by the City and the Agency.

The provisions of this Plan or other documents formulated pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. In addition, any documents recorded expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

IX. (SEC. 900) DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and provisions of other documents formulated pursuant to this Plan may be effective for forty-two (43) years from the date of adoption of this First Amended Plan by the City Council.

Except with respect to the amendments set forth herein, the Amended Central City Redevelopment Plan is and shall remain unchanged and in full force and effect in accordance with its terms.

The City Clerk is hereby authorized to file a Notice of Exemption with the County of Santa Barbara pursuant to CEQA Guidelines Section 15062.

AMENDED REDEVELOPMENT PLAN

PART ONE

X. (SEC. 1000) AMENDMENTS

This Plan may be amended by means of the procedure established in Community Redevelopment Law or by any other procedure hereafter established by law. If provisions recorded pursuant to this Plan require the approval of all or a portion of the owners of property in the Project Area, before amendment of this Plan, such approval shall be obtained. Any additional powers or authority given to Redevelopment Agencies by law from time to time shall become a part hereof on the effective date of such change in law.

XI. (SEC. 1100) SEVERABILITY

If any provision of this Plan shall contravene or be invalid under either State or Federal Law, such contravention or invalidity shall not invalidate all of the provisions of this Plan, but the remaining provisions shall be construed as if not containing the invalid portion.

AMENDED REDEVELOPMENT PLAN

PART TWO

LAND USE PLAN, BOUNDARY MAP AND PUBLIC USES, STREET LAYOUT AND
OPEN SPACES MAP

